

RUMSON ZONING BOARD
MAY 21, 2019
MINUTES

The regularly scheduled meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call of: Chairman Brodsky, Mrs. Kirkpatrick, Mr. Shissias, Mrs. Carras, Mr. Blum, Mr. Torcivia, Mr. Hofferber, Mr. Duddy
Absent: None

Also present: Bernard Reilly, Esq., Fred Andre' and State Shorthand Reporting Services.

The notice requirements of the Open Public Meetings Act were stated as being met.

Fred Andre', the Borough Zoning Officer was sworn in.

Chairman Brodsky announced that the application of Andrew and Jennifer Marrus for property located at 59 Buena Vista Avenue be presented for the Board's consideration. Andrew Marrus, the property owner was sworn in. Mr. Marrus testified that the subject property across from his residence is the original stable and carriage house of an old estate dating back to the 1800s. He purchased the property from the Mr. and Mrs. Andrews, who owned the property for approximately fifty years. Mr. Marrus' intention is to renovate and restore the property.

Mr. Marrus introduced Bruce Kinlin, architect on the project. Mr. Kinlin was sworn in and stated that he is a licensed architect in New York and has applied for reciprocity in New Jersey. The Board accepted his credentials.

Mr. Kinlin supplied the Board with the following exhibits: A-1 revised Sheet SK-020 of the architectural plans; A-2 revised Sheet SK-021 of the architectural plans; A-3 Existing conditions photograph, A-4 Existing and proposed conditions.

Mr. Kinlin stated that the proposal is to renovate and expand the existing two-family carriage house and modification to the existing driveway at the premises. Mr. Kinlin testified that the carriage house is currently non-conforming in front setback, maximum building coverage and maximum floor area. The new construction will create non-conformity with the maximum lot coverage proposed at 20,923 square feet; maximum building coverage will be increased to 8,592 square feet; and the non-conformity in the maximum floor area will be reduced at 10,840 square feet. The new roof and siding materials will match the existing materials. A new driveway access will be added on Linden Lane.

Mr. Marrus stated that the clock and tower date back to approximately 1893 and will both be restored.

Chairman Brodsky asked for public questions and/or comments. David Long residing at 49 Buena Vista Avenue, was sworn in. Mr. Long spoke in favor of the application. Robert Wosnitzer residing at 15 Linden Lane was

sworn in. Mr. Wosnitzer spoke in favor of the application. There being no further public comments and/or questions, the public portion was closed.

After further Board discussion, Chairman Brodsky asked the pleasure of the Board. Mr. Hofferber made a Motion to approve the applicant with the condition that revised detailed architectural plans be reviewed and approved; Seconded by Mrs. Kirkpatrick.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Kirkpatrick, Mr. Shissias, Mrs. Carras, Mr. Blum, Mr. Torcivia, Mr. Hofferber, Mr. Duddy

Nays: None

Mr. Reilly presented a Resolution approving the application of Justin and Stephanie Cupps for property located at 2 South Cherry Lane, Block 22, Lot 7. After Board review and discussion of the revised plans, Mr. Duddy made a Motion to approve the Resolution as submitted; Seconded by Mrs. Carras.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Carras, Mr. Duddy

Nays: None

Abstain: Mrs. Kirkpatrick, Mr. Blum, Mr. Torcivia, Mr. Hofferber, Mr. Shissias

Mr. Reilly presented a Resolution approving the application of Kevin and Beth Connors for property located at 14 Monmouth Avenue, Block 131, Lot 7. After Board review and discussion Mrs. Kirkpatrick made a Motion to approve the Resolution as submitted; Seconded by Mr. Duddy.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Kirkpatrick, Mrs. Carras, Mr. Duddy

Nays: None

Abstain: Mr. Blum, Mr. Torcivia, Mr. Hofferber, Mr. Shissias

Chairman Brodsky asked for comments on the April 16, 2019 Zoning Board Minutes. Mrs. Kirkpatrick made a motion to approve the Minutes with corrections; Seconded by Mr. Duddy. By voice vote the April 16, 2019 Minutes were approved as amended with Mr. Blum, Mr. Torcivia, Mr. Hofferber and Mr. Shissias abstaining from the vote.

There being no further business before the Board, the meeting was adjourned at 8:35 p.m.

The next scheduled meeting will be Monday, June 17, 2019 at 7:30 p.m.

Respectfully submitted,
Michele MacPherson